039.0	0007	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 944,400 / 944,400
					USE VALUE: 944,400 / 944,400
					ASSESSED: 944,400 / 944,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	PURCELL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE ALAN & SUSAN NG
Owner 2:	
Owner 3:	
Street 1:	23 PURCELL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,398 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1970, having primarily Vinyl Exterior and 3851 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6398.000	548,100	4,700	391,600	944,400
Total Card	0.147	548,100	4,700	391,600	944,400
Total Parcel	0.147	548,100	4,700	391,600	944,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 245.22 | /Parcel: 245.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 26215

GIS Ref

GIS Ref

Insp Date 11/01/18

PREVIOUS ASSESSMENT

Parcel ID 039.0-0007-0005.0

!3242!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	548,100	4700	6,398.	391,600	944,400	944,400	Year End Roll	12/18/2019
2019	104	FV	434,400	5000	6,398.	354,900	794,300	794,300	Year End Roll	1/3/2019
2018	104	FV	434,400	5000	6,398.	336,600	776,000	776,000	Year End Roll	12/20/2017
2017	104	FV	406,500	5000	6,398.	293,700	705,200	705,200	Year End Roll	1/3/2017
2016	104	FV	406,500	5000	6,398.	250,900	662,400	662,400	Year End	1/4/2016
2015	104	FV	369,900	5100	6,398.	232,500	607,500	607,500	Year End Roll	12/11/2014
2014	104	FV	369,900	5100	6,398.	192,800	567,800	567,800	Year End Roll	12/16/2013
2013	104	FV	385,600	5100	6,398.	183,600	574,300	574,300		12/13/2012

PRINT

Date	Time
12/10/20	18:32:50

LAST REV

Date	Time
09/09/19	10:46:55
apro	
3242	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	972-123		7/1/1983		155,000	No	No		Y

USER DEFINED

Prior Id # 1:	26215
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2012	608	Re-Roof	4,500					
10/6/2009	944	Siding	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/27/2009	Measured	163	PATRIOT
2/20/2000	Mailer Sent		
2/18/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6398		Sq. Ft.	Site		0	64.	0.96	3									391,644						391,600	

Total AC/HA: 0.14688 | Total SF/SM: 6398 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 391,644 | Spl Credit | Total: 391,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		29.9	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04533124
Const Adj.:	1.00250006
Adj $ / SQ:	178.151
Other Features:	129000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	781905
Depreciation:	233789
Depreciated Total:	548115

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 6			Baths: 3				HB		

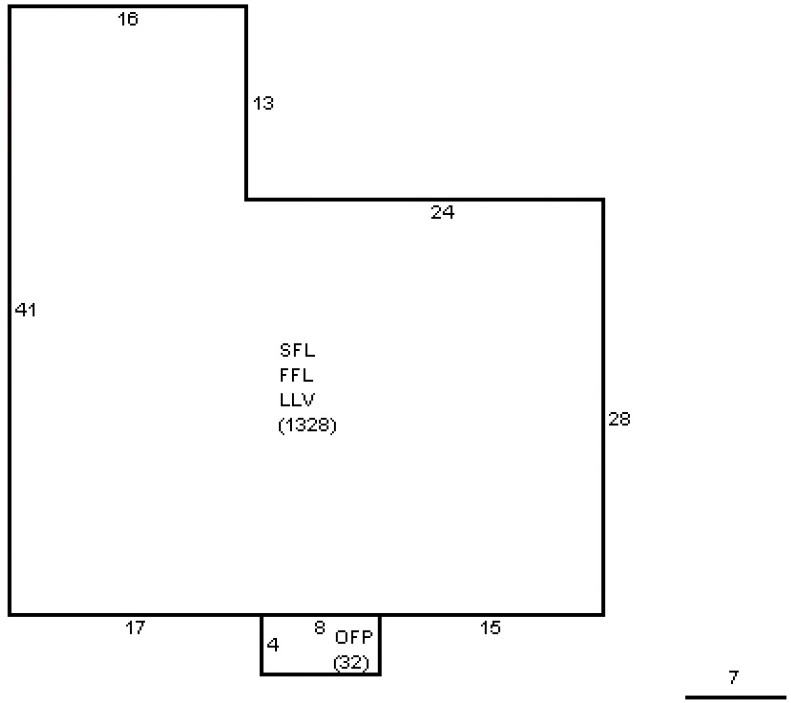
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.15
Special Features:	0	Val/Su Net:	136.48
Final Total:	548100	Val/Su SzAd	206.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,328	178.150	236,584
LLV	Lower Level	1,328	134.280	178,325
SFL	Second Floor	1,328	178.150	236,584
OFP	Open Porch	32	44.110	1,412
	Net Sketched Area:	4,016	Total:	652,905
Size Ad	2656	Gross Are	4016	FinArea 3851

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X25	A	AV	1970	22.14	T	39.2	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700